



**RESERVED
PARKING**
EMERGENCY
VEHICLES ONLY

Barton Mill Court, Station Road West, Canterbury

Guide Price £110,000 Leasehold

1 bedroom apartment for sale

Description

**** CHAIN FREE **** This One Bedroom Ground Floor Retirement Apartment (Over 55's Only) is ideally located in Canterbury, near to the Mainline West Railway Station and just a short stroll from the City Centre. This property is presented in excellent condition throughout and has been recently decorated and improved by the current owner. The apartment has a huge hallway and a great sized storage cupboard, this leads through to a well fitted double bedroom which has both fitted wardrobes and furniture and there is a modern shower room with an extra large shower cubicle. The sunny lounge/diner has direct access to the garden through a double glazed door and there is plenty of room for both sitting and dining, the kitchen is well fitted and leads off the living space with double doors. The building is in good condition and well managed by an onsite house manager, there are pull cords in all the apartments and a communal residents lounge too. The outside has lovely communal gardens and there is residents parking on a first come first served basis. **VIEWING HIGHLY RECOMMENDED**

Council Tax Band: C

Tenure: Leasehold (96 years)

Service Charge: £3,666.78 per year

Parking options: Residents

Garden details: Communal Garden

Tenure



Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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